

EXHIBIT A



SUHRCO Residential Properties, L.L.C.

TO: Northgate West Condominium Owners

FROM: Northgate West Board of Directors and
Sharon Rystad, Community Association Management

DATE: November 11, 2020

RE: 2021 Budget Ratification Meeting

The Board of Directors for the Northgate West Condominium Homeowner's Association has worked diligently to prepare the Operating Budget for 2021. They have taken into consideration any projects that will be necessary to complete in 2021, as well as increases in services such as utilities and insurance, and funding the Reserve Account. The Board approved 2021 Budget is enclosed for your review.

A Meeting of all Homeowners will be held on:

Date: November 24, 2020
Time: 7:30 PM
Location: Zoom Meeting

The purpose of this meeting of the Homeowners is to consider ratification of the 2021 Budget. Please note that unless the Owners to which a majority of the votes in the Association are allocated are represented at the Meeting and vote to reject the Budget, the Budget will be ratified, whether or not a quorum is present.

We encourage everyone to attend this important Meeting and look forward to seeing you there! Questions, please email me at sharonr@suhrco.com.

Sharon Rystad is inviting you to a scheduled Zoom meeting.

Topic: Northgate West - 2021 Budget Ratification Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83407710675?pwd=YjRlN09CU0VOUjVtOZSMCSyMlRlQT09>

Meeting ID: 834 0771 0675

Passcode: 824541

One tap mobile

+12532158782,,83407710675#,,,,,0#,,824541# US (Tacoma)

+16699006833,,83407710675#,,,,,0#,,824541# US (San Jose)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 669 900 6833 US (San Jose)

+1 346 248 7799 US (Houston)

+1 301 715 8592 US (Washington D.C.)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 834 0771 0675

Passcode: 824541

Find your local number: <https://us02web.zoom.us/j/83407710675?pwd=YjRlN09CU0VOUjVtOZSMCSyMlRlQT09>

A Comprehensive Real Estate Company
2010 156th Avenue NE, Suite 100
Bellevue, Washington 98007
Telephone: (425) 455-0900
Fax: (425) 462-1943

AGENDA

**2021 BUDGET RATIFICATION MEETING
Northgate West Condominiums Owners Association
November 24, 2020**

- Roll Call- 7:30pm
- Proof of Notice of Meeting
- Presentation of the 2021 Budget
- Ratification of the 2021 Budget
- Adjournment

ANNUAL HOA BUDGET
SUHRCO Residential Properties LLC

Association: Northgate West
Budget Year: 2021
Prepared by: NGW BOD and Sharon Rystad

Effective Date: 01/01/2021-12/31/2021

Approved: _____
Ratified: _____

COA
No.

CANGW	2020 Budget	2020 Jan - Sept	2020 Forecasted	2021 Budget	% Change
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9 = total number of month used to build budget

INCOME

GL Code	Income				
4140	Monthly Assessment	415,370	311,527	415,370	482,386 16.13%
4151	Replacement Reserve Transfer	(140,000)	(105,000)	(140,000)	(140,000) 0.00%
4180	Write Off/Misc Adjustments	-	-	\$0	- 0.00%

TOTAL ASSESSMENTS	275,370	206,527	275,370	342,386	24.34%
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Other Income

4580	Move In Fees	-	600	800	- 0.00%
4581	Move Out Fees	-	-	-	-
4525	Parking Income	-	-	-	300
4605	Late Charges	-	300	400	- 0.00%
4652	Remote and Key	-	135	180	-
4705	Interest Income	-	654	872	100 0.00%

TOTAL OTHER INCOME	-	1,689	2,252	400	0.00%
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TOTAL INCOME	275,370	208,216	277,622	342,786	24.48%
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EXPENSES

Payroll Expense

5010	Manager/Office	24,000	25,708	34,277	36,504 52.10%
5052	Payroll Taxes	4,700	4,009	5,345	5,400 14.89%

TOTAL PAYROLL	33,800	29,717	39,623	41,904	23.98%
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Administrative

5070	Telephone	4,500	2,965	3,953	4,200 0.00%
5071	Payroll Processing Charge	832	686	915	832 0.00%
5073	Management Fees	23,000	17,250	23,000	23,000 0.00%
5075	Bank Service Charges	720	550	733	740 2.78%
5076	Postage	250	172	229	250 0.00%
5077	Office Supplies	400	732	976	600 50.00%
5085	Special Project Fees	-	82	109	- 0.00%
5087	Other Admin/Printing/Photocopying	400	267	356	400 0.00%
5090	Permits, Licenses & Fees	610	600	610	610 0.00%

TOTAL ADMIN.	30,712	23,304	30,881	30,632	-0.26%
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Utilities

5110	Electricity	14,700	7,659	10,212	11,500 -21.77%
5130	Gas	2,100	112	2,000	2,100 5.00%
5140	Water	30,450	20,204	26,939	30,450 0.00%
5142	Sewer	30,450	34,723	46,297	60,000 97.04%
5156	Cable	500	375	500	1,930 0.00%
5170	Garbage	17,240	11,446	15,261	17,300 0.35%
5179	Website / Internet	-	46	46	600

TOTAL UTILITIES	95,440	74,565	101,255	123,880	29.80%
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Maintenance

5310	Janitorial Service/Supplies	500	301	401	500 0.00%
5330	Electrical Repair/Supplies	-	-	-	500
5335	Lighting	700	8,369	11,159	700 0.00%
5345	Dryer Vent Cleaning	2,000	1,833	2,000	2,000 0.00%
5360	Plumbing Repair/Supplies	1,600	4,154	5,539	1,600 0.00%
5390	Pest Control	1,200	1,575	2,100	500 -58.33%
5400	Carpet/Floor Cleaning/Repr	1,500	670	1,500	- -100.00%
5430	Parking Area Repair/Maint	500	-	500	500 0.00%
5440	Roof Repair/Maint	3,000	1,778	2,371	3,000 0.00%
5445	Gutter Cleaning	-	-	-	3,000 0.00%
5450	Window & Glass/Wash/Rpr/Mai	3,600	-	3,600	3,600 0.00%
5460	Door and Hardware	-	672	800	-
5490	Elevator	700	7,679	700	8,320 1088.57%
5492	Elevator Additional	-	-	-	- 0.00%
5495	General Repairs & Supplies	5,000	35	47	5,000 0.00%
5500	General Maintenance	25,000	16,004	20,000	21,000 -16.00%
5502	Chimney Inspections	-	1,189	-	- 0.00%
5506	Snow Removal	-	-	-	- 0.00%
5510	Life and Safety System	6,000	2,270	3,027	4,000 -33.33%
5515	Life and Safety Monitoring	700	-	-	1,682 0.00%
5610	Landscaping Contract	-	-	-	-
5650	Tree Trimming and Removal	1,500	-	-	1,500 0.00%
5660	Other Landscaping	5,000	19,092	25,456	5,000 0.00%
5661	Irrigation Repairs and Maint	4,000	-	2,500	4,000 0.00%
5750	Pool Chemicals & Supplies	1,100	700	933	1,100 0.00%
5751	Pool Maintenance	350	233	311	- 0.00%
5855	Alarm Monitoring	500	105	140	500 0.00%
5910	Annual Maintenance	-	548	600	- 0.00%

TOTAL MAINT.	64,450	67,207	83,683	68,002	5.51%
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Professional Fees

6310	Legal	3,000	9,066	12,088	3,000 0.00%
6330	Audit	2,450	-	2,200	2,450 0.00%

6350	Reserve Study	1,418	-	1,418	1,418	0.00%	
6390	Additional management services	500	-	500	500	0.00%	
TOTAL PROFESSIONAL		7,368	9,066	16,206	7,368	0.00%	
Taxes							
7136	Federal Income Taxes	-	67,000	67,000	-	0.00%	
TOTAL TAXES		-	67,000	67,000	-	0.00%	
Insurance							
7142	Insurance - Property	40,000	45,772	45,772	46,000	15.00%	
7142-000	Insurance	-	-	-	25,000		
TOTAL INSURANCE		40,000	45,772	45,772	71,000	77.50%	
TOTAL EXPENSES		271,770	-	316,631	-	342,786	26.13%
RESERVES CONTRIBUTION		140,000	66,667	100,000	140,000	0.00%	
ADDITIONAL CONTRIBUTION		-	-	-	-	0.00%	
NET TO RESERVES		140,000		100,000	140,000	0.00%	

without the prior written consent of SUHRCO Residential Properties, LLC. The view or opinions expressed are the author's own and may not reflect the views or opinions of SUHRCO Residential Properties, LLC. All information is indicative only, and information may be based on assumptions and market conditions which may change without notice. No part of the information is to be construed as a guarantee of performance. Except as provided by law, no member of the SUHRCO Residential Properties, LLC makes any warranty or guarantee as to the accuracy or suitability of this information and accepts no responsibility for errors or misstatements, negligent or otherwise.

ANNUAL HOA BUDGET

SUHRCO Residential Properties LLC

Association: Northgate West
Budget Year: 2021

Effective Date: 01/01/2021-12/31/2021
Approved/Ratified: _____

Prepared by: Sharon Rystad

Unit Allocation

Monthly Assessment Summary

Ownership		Monthly Totals		Change	
Unit Number	Owner Percentage of Interest	2020 Total	2021 Total	Dollar Change	Percentage Change
101	1.285%	444.79	516.56	71.76	16.13%
102	1.285%	444.79	516.56	71.76	16.13%
103	1.285%	444.79	516.56	71.76	16.13%
104	1.285%	444.79	516.56	71.76	16.13%
105	1.285%	444.79	516.56	71.76	16.13%
106	1.285%	444.79	516.56	71.76	16.13%
107	1.285%	444.79	516.56	71.76	16.13%
109	1.285%	444.79	516.56	71.76	16.13%
111	1.285%	444.79	516.56	71.76	16.13%
112	1.285%	444.79	516.56	71.76	16.13%
113	1.285%	444.79	516.56	71.76	16.13%
114	1.285%	444.79	516.56	71.76	16.13%
115	1.285%	444.79	516.56	71.76	16.13%
116	1.285%	444.79	516.56	71.76	16.13%
117	1.285%	444.79	516.56	71.76	16.13%
118	1.285%	444.79	516.56	71.76	16.13%
119	1.285%	444.79	516.56	71.76	16.13%
120	1.285%	444.79	516.56	71.76	16.13%
121	1.285%	444.79	516.56	71.76	16.13%
122	1.285%	444.79	516.56	71.76	16.13%
123	1.285%	444.79	516.56	71.76	16.13%
124	1.285%	444.79	516.56	71.76	16.13%
125	1.285%	444.79	516.56	71.76	16.13%
127	1.285%	444.79	516.56	71.76	16.13%
201	1.402%	485.29	563.59	78.30	16.13%
202	1.402%	485.29	563.59	78.30	16.13%
203	1.401%	484.94	563.19	78.24	16.13%
204	1.402%	485.29	563.59	78.30	16.13%
205	1.402%	485.29	563.59	78.30	16.13%
206	1.401%	484.94	563.19	78.24	16.13%
207	1.402%	485.29	563.59	78.30	16.13%
209	1.402%	485.29	563.59	78.30	16.13%
211	1.401%	484.94	563.19	78.24	16.13%
212	1.402%	485.29	563.59	78.30	16.13%
213	1.402%	485.29	563.59	78.30	16.13%
214	1.401%	484.94	563.19	78.24	16.13%
215	1.402%	485.29	563.59	78.30	16.13%
216	1.402%	485.29	563.59	78.30	16.13%
217	1.401%	484.94	563.19	78.24	16.13%
218	1.402%	485.29	563.59	78.30	16.13%
219	1.402%	485.29	563.59	78.30	16.13%
220	1.401%	484.94	563.19	78.24	16.13%
221	1.402%	485.29	563.59	78.30	16.13%
222	1.402%	485.29	563.59	78.30	16.13%
223	1.401%	484.94	563.19	78.24	16.13%
224	1.402%	485.29	563.59	78.30	16.13%
225	1.402%	485.29	563.59	78.30	16.13%
227	1.401%	484.94	563.19	78.24	16.13%
301	1.480%	512.29	594.94	82.65	16.13%
302	1.480%	512.29	594.94	82.65	16.13%
303	1.480%	512.29	594.94	82.65	16.13%
304	1.480%	512.29	594.94	82.65	16.13%
305	1.480%	512.29	594.94	82.65	16.13%
306	1.480%	512.29	594.94	82.65	16.13%
307	1.480%	512.29	594.94	82.65	16.13%
309	1.480%	512.29	594.94	82.65	16.13%
311	1.480%	512.29	594.94	82.65	16.13%
312	1.480%	512.29	594.94	82.65	16.13%
313	1.480%	512.29	594.94	82.65	16.13%
314	1.480%	512.29	594.94	82.65	16.13%
315	1.480%	512.29	594.94	82.65	16.13%
316	1.480%	512.29	594.94	82.65	16.13%
317	1.480%	512.29	594.94	82.65	16.13%

ANNUAL HOA BUDGET

SUHRCO Residential Properties LLC

Association: Northgate West
Budget Year: 2021Effective Date: 01/01/2021-12/31/2021
Approved/Ratified: _____Prepared by: Sharon Rystad**Unit Allocation****Monthly Assessment Summary**

<u>Ownership</u>		<u>Monthly Totals</u>		<u>Change</u>	
<u>Unit Number</u>	<u>Owner Percentage of Interest</u>	<u>2020 Total</u>	<u>2021 Total</u>	<u>Dollar Change</u>	<u>Percentage Change</u>
318	1.480%	512.29	594.94	82.65	16.13%
319	1.480%	512.29	594.94	82.65	16.13%
320	1.480%	512.29	594.94	82.65	16.13%
321	1.480%	512.29	594.94	82.65	16.13%
322	1.480%	512.29	594.94	82.65	16.13%
323	1.480%	512.29	594.94	82.65	16.13%
324	1.480%	512.29	594.94	82.65	16.13%
325	1.480%	512.29	594.94	82.65	16.13%
327	1.480%	512.29	594.94	82.65	16.13%
	100%				
		34,614.17	40,198.83		

Reserve Disclosure by Unit

Reserve Funding breakdown by unit is intended to show funds contributed, projected to be contributed, and ideal "full funding" contribution. These funds do not belong to individual units; the funds belong to the Association for future projects.

Ownership		Reserve Breakdown			Comparative	
UNIT #	CEL %	Reserve Funding by Unit	Starting Reserve Balance by Unit	Ending Reserve Balance by Unit	Fully Funded Reserve Balance by Unit	Reserve Deficiency / Surplus (comp. to RS)
101	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
102	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
103	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
104	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
105	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
106	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
107	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
109	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
111	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
112	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
113	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
114	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
115	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
116	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
117	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
118	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
119	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
120	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
121	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
122	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
123	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
124	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
125	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
127	1.285%	1,799.00	30,263.72	32,062.72	9,478.96	20,784.76
201	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
202	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
203	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
204	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
205	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
206	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
207	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
209	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
211	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
212	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
213	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
214	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
215	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
216	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
217	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
218	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
219	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
220	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
221	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
222	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
223	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
224	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
225	1.402%	1,962.80	33,019.25	34,982.05	10,342.02	22,677.22
227	1.401%	1,961.40	32,995.69	34,957.09	10,334.64	22,661.05
301	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
302	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
303	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
304	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
305	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
306	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
307	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
309	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
311	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
312	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
313	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
314	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
315	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87
316	1.480%	2,072.00	34,856.26	36,928.26	10,917.40	23,938.87

Average Reserve Deficit/Surplus based on Reserve Disclosure Report attached separately.
Actual Deficit/Surplus is reflected per unit

UNIT #	CEL %
317	1.480%
318	1.480%
319	1.480%
320	1.480%
321	1.480%
322	1.480%
323	1.480%
324	1.480%
325	1.480%
327	1.480%
	100%

Reserve Funding by Unit	Starting Reserve Balance by Unit	Ending Reserve Balance by Unit
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
2,072.00	34,856.26	36,928.26
140,000.00	2,355,153.00	2,495,153.00

Fully Funded Reserve Balance by Unit	Reserve Deficiency / Surplus (comp. to RS)
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
10,917.40	23,938.87
737,662.00	1,617,491.00

Net to Reserves:	140,000.00
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2021 Starting Reserve Balance:	2,355,153.00
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2021 Ending Reserve Balance	2,495,153.00
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2021 Fully Funded Reserve Balance (based on RS)	737,662.00
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Based on 2020 Reserve Study